

RESOLUTION 11-F-04

A RESOLUTION GRANTING A SPECIAL USE PERMIT TO THE BLACKSBURG NEW SCHOOL TO ALLOW AN EDUCATION FACILITY - PRIMARY/SECONDARY USE IN THE RR1, RURAL RESIDENTIAL DISTRICT IN THE 2500 BLOCK OF NORTH MAIN STREET

WHEREAS, the applicant, The Blacksburg New School, has applied to this Council for a special use permit to allow an education facility - primary/secondary use in the RR1, Rural Residential District, in the 2500 block of North Main Street;

WHEREAS, the Council after notice and public hearing thereon, has considered the application in light of its conformity with the Town's Comprehensive Plan; its harmony with the purposes and standards of the Zoning Ordinance; its compatibility with permitted and existing uses, and purposes and conditions of the relevant zoning district, and its impact on the surrounding neighborhood;

THEREFORE, BE IT RESOLVED by the Council of the Town of Blacksburg that:

1. Based on the above considerations, this Council makes the following findings: (a) this request as submitted or modified does conform to the Town's Comprehensive Plan, or to specific elements of such plan and to official policies adopted pursuant thereto, including the purposes of the Zoning Ordinance, as set out in §1102 thereof; (b) this request shall not have an undue adverse impact on the surrounding neighborhood, in terms of public health, safety or general welfare; and (c) this request is in conformity with the applicable performance standards set forth in the Zoning Ordinance.

2. This Council grants The Blacksburg New School a special use permit to allow an education facility - primary/secondary use in the RR1, Rural Residential District, on property in the 2500 block of North Main Street, in substantial accordance with the application for a special use permit dated August 13, 2004, and Preliminary Site Plan dated August 4, 2004, revised September 29, 2004, by Gay and Keesee, Inc., Job No. 0804.0, subject to the following conditions:

- (1) a. If the speed limit is reduced to 35 mph, the applicant shall line up the centerline of the school entrance with the existing cemetery entrance in its current location as of November 9, 2004. In addition, the following speed calming measures shall be installed and the applicant shall be responsible for the full cost of installation:
 1. New Speed Limit Signs posting 35 mph.
 2. School Ahead sign.
 3. Rumble strips at the approaches to the school signs.
 4. A Speed Compliance Display approved by the town and similar to the VSC-150F Speed Compliance Display produced by the

Information Display Company. These signs shall be placed in the north and southbound lanes of N. Main St.

5. The final design and location of the items in 1-4 shall be approved by the Town Engineer prior to site plan approval.
- b. If the speed limit is not reduced to 35 mph, the applicant shall make physical improvements to N. Main St. by lowering the street to meet all entrance and site distance requirements and shall align the New School entrance with the existing Cemetery Entrance in its current location as of November 9, 2004.
- (2) The school shall be limited to 120 students.
- (3) There shall be no future subdivision of the 5-acre property owned by the Blacksburg New School.

Mayor

ATTEST:

Town Clerk

Date of Adoption: _____